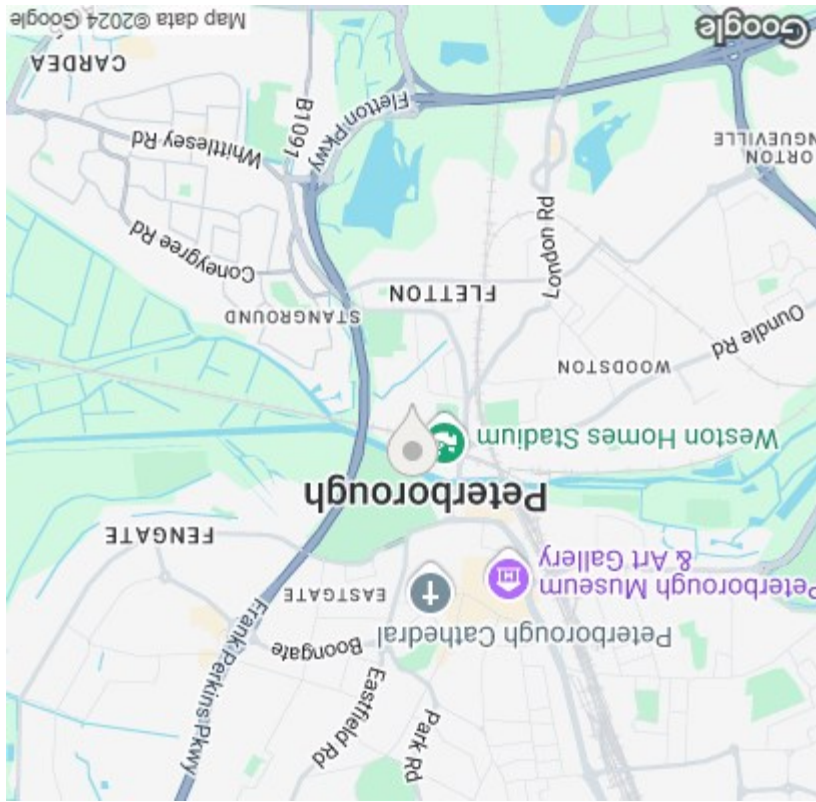


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
88	89
Any energy efficient lower rating code A (92-93) B (81-83) C (69-77) D (54-68) E (39-53) F (21-38) G (1-20)	
The energy indicator - higher rating costs less	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Hawksbill Way  
Peterborough, PE2 8NY

Offers In Excess Of £310,000 - Leasehold , Tax Band - C



## Hawksbill Way

Peterborough, PE2 8NY

Welcome to Hawksbill Way, Peterborough - a charming semi-detached eco-friendly house built in 2016, nestled in the heart of the city centre. This immaculate property boasts a delightful open-plan living space, perfect for entertaining guests or simply relaxing with your loved ones.

With three bedrooms and two bathrooms, which includes an en-suite to the master bedroom, this home offers both comfort and convenience. The stunning log burner adds a touch of elegance and warmth to the space, making it the perfect spot to unwind on chilly evenings. Step outside to discover a private and enclosed rear garden, ideal for enjoying a morning coffee or hosting summer barbecues. Additionally, allocated parking to the front ensures you never have to worry about finding a space after a long day. Conveniently located within walking distance to Peterborough city centre and the train station, this property offers the best of both worlds - a peaceful retreat in a bustling urban setting. Don't miss the opportunity to make this house your home sweet home.

**Entrance Hall**  
12'11" x 6'8"

**WC**  
4'7" x 6'8"

**Kitchen/Living Area**  
9'1" x 19'10"

**Dining Room**  
18'9" x 9'4"

**Landing**  
13'1" x 3'6"

**Master Bedroom**  
12'10" x 9'10"

**En-Suite To Master Bedroom**  
3'3" x 8'11"

**Bedroom Two**  
11'2" x 9'6"

**Bedroom Three**  
9'4" x 9'10"

**Bathroom**  
6'11" x 6'10"

**EPC - B**  
88/89

### Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 991 years  
Ground rent: £250 per annum  
Service charge: £tbc

There is a community Green Space Charge payable, current figure £302.76 per annum.

### IMPORTANT LEGAL INFORMATION

Verified Material Information

Lease length: 991 years remaining  
Ground rent: £250 per annum  
Service Charge: £TBC  
Property construction: Standard



Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains, (Surface water and rain water collected in an underground storage tank. Used to flush the toilets on the first floor and supply the garden hose. Discounted on water bill and council tax.  
Heating: Gas Central Heating  
Heating features: NuAire continuous heat recover and indoor air quality management system. Triple glazing throughout.  
Broadband: up to 1000Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Parking: Allocated, Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level Access, Wide Doorways  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: B

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

